



# **FARMLAND AUCTION**

## **Lohmeyer Farm 197.9 Acres m/l**

**E. Blue Ridge Township, Piatt County, IL  
Offered in 2 Tracts**

**Friday, May 31, 2013 • 10:00 a.m.  
American Legion Hall  
755 Stensel Dr., Farmer City, IL 61842**

|                      |                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SELLER</b>        | Dorothy Lohmeyer Estate                                                                                                                                                                                                                                                                                                                                |
| <b>AGENCY</b>        | Hertz Real Estate Services and their representatives are agents of the Seller in this transaction.                                                                                                                                                                                                                                                     |
| <b>FARM LOCATION</b> | 3 1/2 miles Northwest of Mansfield, and 15 miles Northwest of Champaign, Illinois.                                                                                                                                                                                                                                                                     |
| <b>LEGAL</b>         | E 1/2 SW 1/4 and W 1/2 SE 1/4 and SW NE EX BEG 2032.45' S of NW Corner E 1/2 SW 1/4 E 148.07' S 117' E 125' S 103' W 268.75' North 248.80' to POB Section 17, Township 21 North Range 6 East, Piatt County, Illinois.                                                                                                                                  |
| <b>RE TAXES</b>      | <p>2011 payable in 2012: PIN #02-17-21-006-006-00 \$6,272.48 or \$31.70 per acre</p> <p>The Seller will pay the 2012 taxes payable in 2013 and the first half of the 2013 taxes payable in 2014. The Buyer(s) will receive a credit at closing and be responsible for the second half of 2013 taxes payable in 2014 and all subsequent year taxes.</p> |
| <b>SOILS</b>         | See attached map with the soil types and other information.                                                                                                                                                                                                                                                                                            |
| <b>LEASE STATUS</b>  | The farm is leased for the 2013 growing season. The second installment of the 2013 cash rent, which is \$27,787.50, will be paid to the Buyer(s). The lease will be assigned to the Buyer(s) at closing.                                                                                                                                               |

**Auctioneer: Reid Thompson, #441.001804**  
**For further information contact:**  
**John Wall, Brent Bidner or Reid Thompson**  
**1-217-762-9881 or visit our website [www.Hertz.ag](http://www.Hertz.ag)**



**700 W. Bridge St.  
Monticello, IL 61856**

**ACREAGE**

|                  |                        |
|------------------|------------------------|
| Tract 1 contains | 78.5 acres m/l         |
| Tract 2 contains | <u>119.4</u> acres m/l |
| Total            | 197.9 acres m/l        |

**FSA INFORMATION**   *Farm Number 57*   *Tract Number 1201*   *Classified as Non-HEL*

|              |           | Corn            |              | Soybean         |
|--------------|-----------|-----------------|--------------|-----------------|
| Cropland Ac. | Corn Base | Direct/CC Yield | Soybean Base | Direct/CC Yield |
| 192.2        | 102.4     | 127/127         | 87.6         | 31/31           |

**CRP**   There are 2.19 acres enrolled in the Conservation Reserve Program on Tract 2. The annual contract payment is \$482.24. The contract expires on September 30, 2019. The Seller will assign their interest in the CRP contract to the Buyer.

**IMPROVEMENTS**   There is a 56' x 44' machine shed on Tract 1.

**SURVEY**   **AT THE SELLERS' OPTION**, the Sellers shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Sellers unless such survey is required by State or local law. The cost of the survey shall be paid by the Sellers. The type of survey performed shall be at the Sellers' option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

**MINERALS**   All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

**METHOD OF SALE**   Land will be offered by the **Choice and Privilege Method** with Choice to the high bidder to take one or both tracts. Should the high bidder not select both of the tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. Should the contending bidder elect not to purchase the tract, the remaining tract will be offered with another round of bidding. Sellers reserve the right to reject any and all bids.

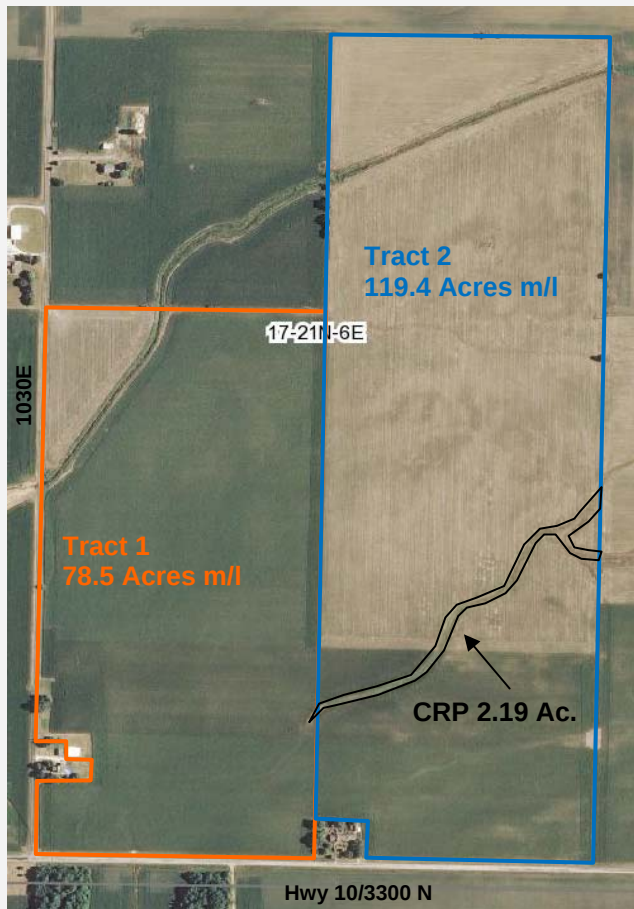
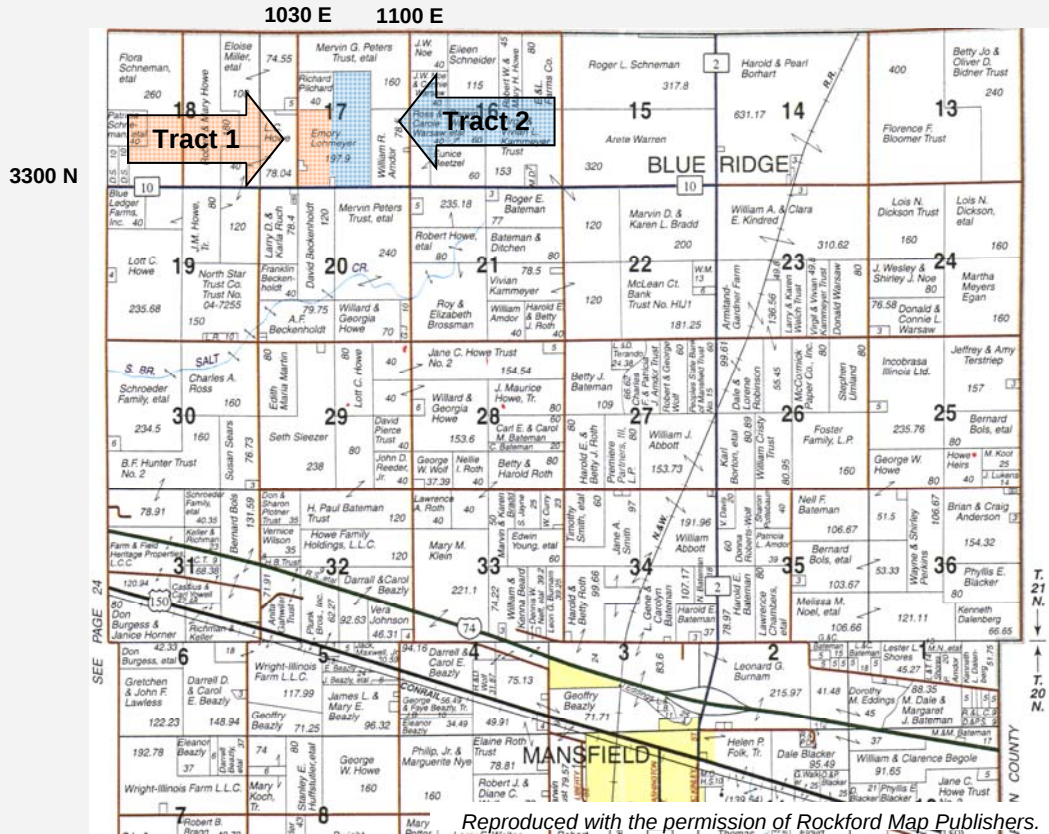
**TERMS & POSSESSION**  
10% down payment required the day of sale. Successful bidder(s) are purchasing with **NO FINANCING CONTINGENCIES** and must be prepared for cash settlement of their purchase on or before July 1, 2013. Final settlement will require a wire transfer. Possession will be given at closing subject to the current operator's rights.

**CONTRACT & TITLE**  
Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Hertz Real Estate Services the required earnest payment. The Sellers will provide an owner's title insurance policy in the amount of the contract price. If there are any mutually beneficial escrow closing services they will be shared by the Sellers and Buyer(s).

**ANNOUNCEMENTS**   Information provided herein was obtained from sources deemed reliable but Hertz Real Estate Services and the Auctioneer make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. The property is being sold on an "AS IS, WHERE IS" basis and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based information currently available but are not guaranteed.

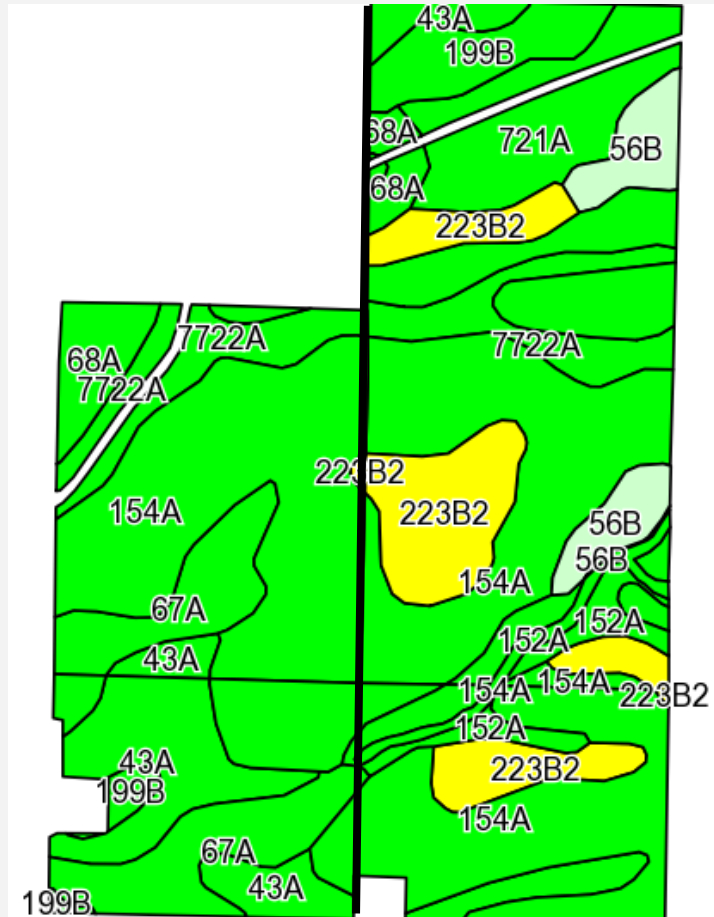
# Plat Map and Aerial Photo

## East Part Blue Ridge, T20-21N, R6E



Source: AgriData, Inc

## Soil Maps



Tract 1 - 78.5 Ac m/l

Tract 2 - 119.4 Ac m/l

| <i>Map<br/>Symbol</i>                   | <i>Soil Name</i>                    | <i>Farmland<br/>Acres</i> | <i>811<br/>Prod.<br/>Index</i> | <i>811<br/>Corn<br/>Yield</i> | <i>811<br/>Soybean<br/>Yield</i> | <i>% of<br/>Total<br/>Acreage</i> |
|-----------------------------------------|-------------------------------------|---------------------------|--------------------------------|-------------------------------|----------------------------------|-----------------------------------|
| <b>154A</b>                             | Flanagan silt loam                  | 88.2                      | 144                            | 194                           | 63                               | 45.9                              |
| <b>67A</b>                              | Harpster silty clay loam            | 18.1                      | 133                            | 182                           | 57                               | 9.4                               |
| <b>223B2</b>                            | Varna silt loam                     | 17.4                      | 110                            | 150                           | 48                               | 9.1                               |
| <b>43A</b>                              | Ipava silt loam                     | 15.8                      | 142                            | 191                           | 62                               | 8.2                               |
| <b>7722A</b>                            | Drummer-Milford silty clay loams    | 12.9                      | 137                            | 184                           | 60                               | 6.7                               |
| <b>721A</b>                             | Drummer and Elpaso silty clay loams | 11.5                      | 143                            | 194                           | 63                               | 6.0                               |
| <b>152A</b>                             | Drummer silty clay loam             | 9.3                       | 144                            | 195                           | 63                               | 4.9                               |
| <b>199B</b>                             | Plano silt loam                     | 6.8                       | 141                            | 192                           | 59                               | 3.5                               |
| <b>56B</b>                              | Dana silt loam                      | 6.4                       | 130                            | 178                           | 55                               | 3.4                               |
| <b>68A</b>                              | Sable silty clay loam               | 5.8                       | 143                            | 192                           | 63                               | 3.0                               |
| <b>Total Cropland/Weighted Averages</b> |                                     | <b>192.2</b>              | <b>138.7</b>                   | <b>187.5</b>                  | <b>60.4</b>                      | <b>100%</b>                       |

Source: AgriData, Inc